

FELICIA SIMON
FLORENCE COUNTY
REGISTER OF DEEDS

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2025012407		
Receipt Number:	23156	Return To:	WUKELA LAW FIRM
Recorded As:	DEED		
Recorded On:	September 18, 2025		
Recorded At:	12:47 PM	Received From:	WUKELA LAW FIRM
		Parties:	
Book/Page:	DMA 1177: 1193 - 1196	Direct-	
Total Pages:	4	Indirect-	

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	\$15.00
Consideration:	\$452,000.00
County Tax:	\$497.20
State Tax:	\$1,175.20
Tax Charge:	\$1,672.40



FILED

2025 SEP 18 PM 12:49

FELICIA SIMON
REGISTER OF DEEDS
FLORENCE COUNTY, SC

PROPERTY DESIGNATED AS: _____

01503-01-159

SPLIT FROM: _____

BY FLORENCE COUNTY ASSESSOR'S OFFICE *mp*

Wukela Law Firm
Post Office Box 13057
Florence, SC 29504

THE STATE OF SOUTH CAROLINA)

COUNTY OF FLORENCE)

TITLE TO REAL ESTATE

GRANTEE'S ADDRESS: 607 Ansley Street
Florence, SC 29505

TMS#: 01503-01-159

KNOW ALL MEN BY THESE PRESENTS, that Po-Han Shen and Wei-Yin Hsu, in consideration of Four Hundred Fifty Two Thousand and 00/100 (\$452,000.00) Dollars, in receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **William J. McCall**, his successors and/or assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Florence, State of South Carolina, known and designated as Lot No. 14, as shown on a final plat of Kirkwood Subdivision, Section 4, Phase 2, prepared by Heller and Associates, Inc., dated December 24, 1997, recorded June 22, 1998 in Plat Book 68 at Page 81 in the Office of the Clerk of Court for Florence County. For a more complete and accurate description, reference is hereby made to the above mentioned plat.

This being the same property conveyed to Po-Han Shen and Wei-Yin Hsu by deed of Wilbert Lynn Cook and recorded in the Office of the Clerk of Court for Florence County on July 1, 2022 in Deed Book 1000 at Page 1500.

Tax Map Number: 01503-010-159

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular and premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

STATE FEE \$1,175.20
COUNTY FEE \$497.20

WITNESS the grantor's(s) hand(s) and seal(s) the _____ day of September, 2025.

SIGNED, sealed and delivered in the presence of:

Shannon Sisco - JS

Witness

Ann White

Witness

Po-Han Shen

(SEAL)

Po-Han Shen

Wei-Yin Hsu

(SEAL)

Wei-Yin Hsu

STATE OF TEXAS

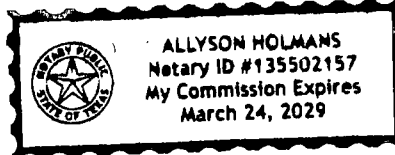
COUNTY OF Tarrant

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10 day of September, 2025, by the Grantor(s) as shown hereinabove.

Allyson Holmans (SEAL)
Notary Public for Texas

My Commission Expires: 3/24/2029



AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 607 Ansley Street, Florence, SC 29505, bearing Florence County Tax Map Number 01503-01-159, was transferred by Po-Han Shen and Wei-Yin Hsu to Wilbert Lynn Cook on the 17th day of September, 2025.

3. Check one of the following: The deed is

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of Affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes or No xxxx

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$452,000.00.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair marker value of the realty as established for property tax purposes which is _____.

5. Check Yes_____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty in possession of a forfeited land commission which may be subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- | | |
|--|--------------|
| (a) Place the amount listed in item 4 above here: | \$452,000.00 |
| (b) Place the amount listed in item 5 above here: | -0- |
| (If no amount is listed, place zero here.) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | \$452,000.00 |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,672.40.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative.

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit if guilty of a misdemeanor and, upon conviction, must be fined more than one thousand dollars or imprisoned not more than one year, or both.

~~Responsible Person Connected with the Transaction~~
~~Legal Representative~~

SWORN to before me this 11 day of September, 2025.

Notary Public for South Carolina

My Commission Expires: